160.0	0001	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,334,200 / 1,334,200
					USE VALUE:	1,334,200 / 1,334,200
					ASSESSED:	1,334,200 / 1,334,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALEX RONALD--ETAL
Owner 2:	THORNTON BARBARA
Owner 3:	
Street 1:	223 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,938 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 4376 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11938.000	789,000	500	544,700	1,334,200
Total Card	0.274	789,000	500	544,700	1,334,200
Total Parcel	0.274	789,000	500	544,700	1,334,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.93 | /Parcel: 304.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	788,900	500	11,938.	544,700	1,334,100	1,334,100	Year End Roll	12/18/2019
2019	101	FV	587,700	500	11,938.	544,700	1,132,900	1,132,900	Year End Roll	1/3/2019
2018	101	FV	545,000	0	11,938.	482,400	1,027,400	1,027,400	Year End Roll	12/20/2017
2017	101	FV	545,000	0	11,938.	404,600	949,600	949,600	Year End Roll	1/3/2017
2016	101	FV	545,000	0	11,938.	404,600	949,600	949,600	Year End	1/4/2016
2015	101	FV	515,800	0	11,938.	350,200	866,000	866,000	Year End Roll	12/11/2014
2014	101	FV	515,800	0	11,938.	338,500	854,300	854,300	Year End Roll	12/16/2013
2013	101	FV	515,800	0	11,938.	322,100	837,900	837,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16772-547		2/1/1986		274,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/1995	422	Manual	3,000					REPLACE SHED

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Measured	372	PATRIOT
11/9/2000	Hearing N/C	153	PATRIOT
10/25/2000	Hearing Chag		
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11938		Sq. Ft.	Site		0	70.	0.65	8									544,700						544,700	

Total AC/HA: 0.27406 | Total SF/SM: 11938 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 544,700 | Spl Credit | Total: 544,700

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 106469
GIS Ref:
GIS Ref:
Insp Date: 07/21/18

!12488!

PRINT

Date	Time
12/11/20	02:34:24

LAST REV

Date	Time
07/30/18	10:56:13

apro

USER DEFINED

Prior Id # 1:	106469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.91350460
Const Adj.:	1.00989902
Adj $ / SQ:	119.931
Other Features:	174450
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	969316
Depreciation:	180293
Depreciated Total:	789023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

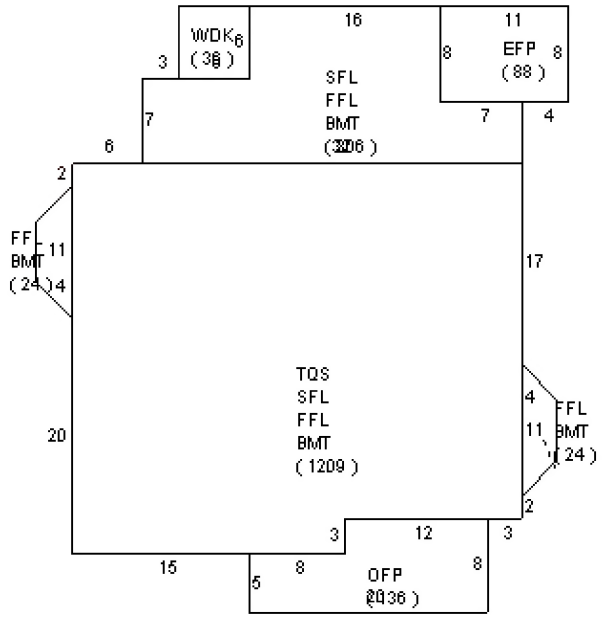
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.51
Special Features:	0	Val/Su Net:	135.85
Final Total:	789000	Val/Su SzAd	198.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,563	42.730	66,780
FFL	First Floor	1,563	119.930	187,452
SFL	Second Floor	1,515	119.930	181,696
TQS	3/4 Story	907	119.930	108,748
OFP	Open Porch	136	28.920	3,933
EFP	Enclos Porch	88	58.740	5,169
WDK	Deck	36	16.160	582
	Net Sketched Area:	5,808	Total:	554,360
Size Ad	3984.75	Gross Are	6110	FinArea 4376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500